

Courtesy Of Cyril Kaderabek Of Garth Realty Group Inc.

## \$469,000 - 9016 218 Street, Edmonton

MLS® #E4435859

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,460 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully maintained two-storey home in the desirable West End community of Rosenthal. The main floor features rich hardwood and tile flooring, a convenient powder room, and a bright, open-concept layout filled with natural light. The kitchen is a showstopper with a pantry, granite countertops, and premium stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite, along with two additional bedrooms and a modern main bathroom. The basement, with its 9-foot ceilings, offers ample potential for future development. Outside, enjoy a beautifully landscaped and fully fenced yard with a large two-tiered deck and a charming gazebo—ideal for summer gatherings. The oversized double detached garage features 9-foot walls and an 8-foot door, providing plenty of room for vehicles, tools, and storage.

Built in 2014

### Essential Information

MLS® #	E4435859
Price	\$469,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9016 218 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Z5

### Amenities

Amenities	Ceiling 9 ft., Fire Pit, Gazebo, Hot Tub, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 11th, 2025
Days on Market	83
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually



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